


**County of Loudoun**  
**Department of Planning**  
**MEMORANDUM**

**DATE:** November 5, 2008

**TO:** Rodion Iwanczuk, Project Manager  
Community Information and Outreach

**FROM:** Cynthia L. Keegan, Program Manager  
Community Planning 

**SUBJECT: CMPT 2008-0017, Loudoun County Public School-Fields Farm-HS-3 High School**

**BACKGROUND**

Loudoun County Public Schools (LCPS), the applicant and agent of the property owner, Loudoun County Board of Supervisors, is requesting a Commission Permit for a High School (HS-3) on the Fields Farm property. This request is made pursuant to Section 6-1101 (A) of the Loudoun County 1993 Revised Zoning Ordinance, "no...public building or public structure....shall be constructed, established or authorized, unless and until the general location or approximate location, character and extent thereof has been submitted to and approved by the Planning Commission as being substantially in accord with the adopted Comprehensive Plan."

The Fields Farm property is approximately 230 acres and located on Route 711 (Alder School Road), north of Purcellville and the Route 7 Bypass, between Route 690 (Hillsboro Road) and Route 611 (Purcellville Road). The property is primarily located in the County and zoned JLMA-3 (Joint Land Management Area - 3) under the Revised 1993 Zoning Ordinance, with a small 2.3-acre portion zoned M-1 (Limited Industrial) located within the Town of Purcellville. The high school Commission Permit application encompasses 145.75 acres of the 230-acre Fields Farm property (the HS-3 site), all within the County and the JLMA-3 District.

The Mountain View Elementary School is located and being used on the northwest portion of the Fields Farm property. Recreational uses for the Upper Loudoun Youth Football League (ULYFL) have been approved for the southern portion of the property, south of the future collector road. Uses surrounding the Fields Farm property include residential lots and subdivisions as well as industrial uses to the south.

The proposed high school is approximately 262,000 square feet in size with a design capacity for 1,600 students. Facilities associated with the high school include a football stadium, concession stands, ticket booths, storage buildings, a field house, baseball dugout, and various athletic fields. The high school facilities layout has been designed to minimize impacts to the natural resource areas of the site in accordance with the Revised General Plan.

The high school would be served by water and wastewater facilities that would be located on the same parcel as the high school. The water and wastewater systems designed to serve the high school only serve that use and are completely independent from the water and wastewater systems that serve Mountain View Elementary School.

Due to the County's growing school-age population and overcrowding conditions at other County high schools, LCPS states the need for an additional high school in western Loudoun, and in particular in the Purcellville JLMA, as this is a central location along Route 7, a primary transportation corridor. To meet student population demand, LCPS desires to construct and open HS-3 as soon as possible.

#### **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The HS-3 site is located in the Purcellville JLMA. The pertinent Comprehensive Plan documents include the Purcellville Urban Growth Management Plan (PUGAMP), adopted by the Town and County in 1995 and amended in 1999, as well as the 2001 Revised General Plan (RGP). (The 1991 General Plan provides guidance as to terms used in the PUGAMP.)

#### **ANALYSIS**

##### **Location**

PUGAMP policies provide that "[a] full complement of public facilities and services will be provided to serve a growing population in the Purcellville area" (*PUGAMP, Policy 3, p. 47*) and that "public facility, utility and service improvements such as the addition of new schools . . . will be timed to keep pace with growth." (*PUGAMP, Policy 5, p. 10*). PUGAMP policies further reflect that while the Town will generally be the preferred location for new public facilities, if a suitable site is not available within the Town, such facilities are encouraged to locate within the Urban Growth Area (UGA)/JLMA. (*PUGAMP, Policy 2, p. 47*).

PUGAMP provides on Figure 10 (at p. 48) the "preferred location" for new school sites. (*PUGAMP, Policy 2, p. 47*). On this Figure, a preferred high school site is depicted north of the Town and the Route 7 Bypass. Since the adoption of PUGAMP in 1995, however, residential subdivision activity has taken place in areas of the UGA/JLMA, including on the preferred high school location shown on Figure 10. PUGAMP policies specifically recognize that preferred school sites may need to be re-evaluated due to school capacities, development patterns, and/or sewer and water conditions. (*PUGAMP, p.46; Policy 2, p. 47; Phasing Guideline 3, p. 58*). The proposed high school site is located in the Purcellville JLMA, and north of the Town and the Route 7 Bypass.

PUGAMP also documents the historical role the Town of Purcellville has played as the cultural and commercial hub of the surrounding farm community (*PUGAMP, Chapter 1, text; Revised General Plan, Chapter 9; text*). Because of its central location, Purcellville is the home to a variety of public facilities that serve the western Loudoun region, including schools (*PUGAMP, Text, p. 46*). As stated by the applicant, the proposed HS-3 will be centrally located to serve the western Loudoun student population and will fulfill the anticipated public service need identified in PUGAMP.

In 2000, the Fields Farm property was purchased by the County to accommodate future public facilities including schools and parks/recreation facilities. Since that time, Mountain View Elementary school and the ULYFL recreational facilities have been approved on the property. The RGP adopted in 2001, carried forward the County's intent for the property by depicting it as a public facility site on the Public Facilities Map. (*Copy attached.*)

The need for a school within the Purcellville area and its UGA/JLMA was recognized and established when PUGAMP was adopted in 1995. The Fields Farm property has been planned in the RGP for public uses. This need for this school facility has been reaffirmed by LCPS through the School and County Capital Improvement Program (CIP) and is planned to be financed through Virginia Public School Authority bonds. The proposed location is also consistent with Plan policies that encourage the concentration of public and facility service development in and around the Town (*Revised General Plan, Chapter 9, Public Facilities Policies, Policy 1, p. 9-8*). Locating the high school on this property also is consistent with the general character and extent of the area and the uses that have been established with the existing elementary school and future recreational facilities on the Fields Farm property.

PUGAMP policies also recommend that non-residential special exception uses within the UGA be evaluated to ensure that the proposed property has direct access to a collector or arterial street without requiring travel through a residential neighborhood (*PUGAMP, Policy 5d, p. 40*). The proposed high school will be accessed from Route 690 (Hillsboro Road), a major collector, via Route 711 (Alder School Road) and will not require travel through residential neighborhoods.

#### ***Sewer and Water Facilities***

PUGAMP policies state that "central (municipal or regional) sewer and water will be the preferred method of sewer and water service for all new residential and non-residential development in the Purcellville UGA. However, this policy *is in no way intended to limit* the development of uses on individual well and septic systems as permitted in the UGA under existing zoning" (*PUGAMP, Policy 2, pg. 44*). The proposed HS-3 is to be served by individual on-site water and wastewater systems.

The high school would be served by water and wastewater systems that would be located on the same parcel as the high school and that are designed to serve only the high school use, completely independent from the water and wastewater systems that

serve Mountain View Elementary School. The RGP defines "On-site or Individual Water and Wastewater Systems" as "[a] system that serves a single user, commonly well and septic systems." (*Revised General Plan, Glossary, p. G-10*). Here, the high school is proposed to be the single user of the systems. The proposed systems for the high school will use wells for water and a septic system for wastewater. The type of septic wastewater system proposed for the high school has been approved by the Virginia Department of Health since 1999 and has been approved and implemented on other properties in the County, including within the Purcellville JLMA and the JLMA-3 district, since that time.

***Staff finds that the "general location or approximate location, character and extent" of the proposed high school on the Fields Farm property is in substantial accord with the policies of the Comprehensive Plan, including the PUGAMP and the RGP. Staff further finds that the sewer and water facilities contemplated are consistent with PUGAMP and RGP policies. Therefore, staff supports the request of LCPS for a Commission Permit for a high school on the Fields Farm property.***

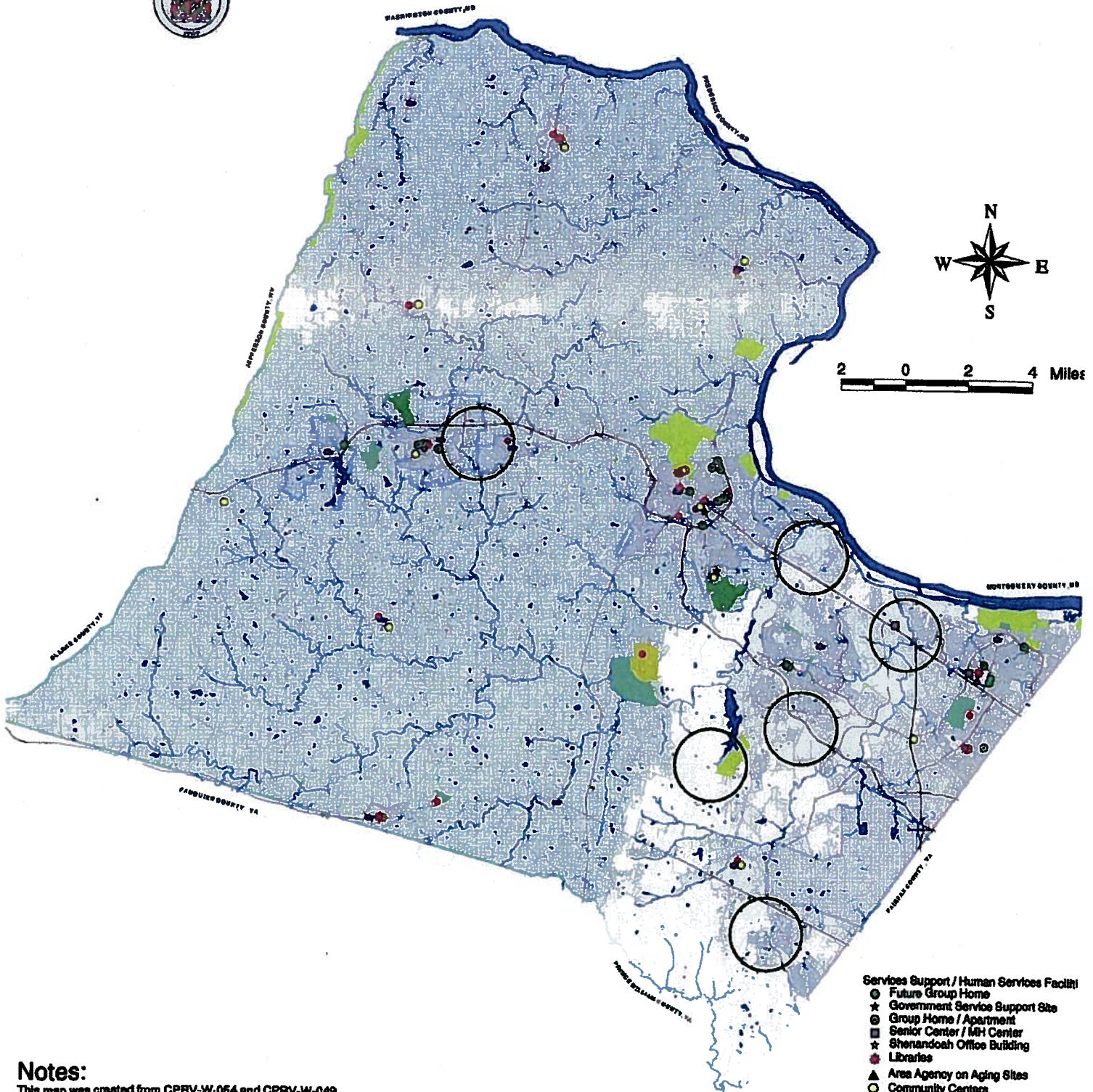
#### **RECOMMENDATION**

Staff recommends that the Planning Commission find that the general or approximate location, character and extent of the proposed high school on the Fields Farm property, including its proposed water and wastewater systems, is in substantial accord with the policies of the Comprehensive Plan, including the PUGAMP and the RGP.

cc: Julie Pastor, AICP, Director, Planning  
Michael "Miguel" Salinas, Program Manager, Community Information & Outreach



# Public Facilities



## Notes:

This map was created from CPRV-W-054 and CPRV-W-049. These maps were created for the Loudoun County Comprehensive Plan Review (CPRV 2000-0001). Data are subject to change.

Sources: Loudoun County Planning Department, Department of Social Services and the Office of Mapping and Geographic Information.

## Policy Areas

- RURAL
- SUBURBAN
- TOWN/JLMA
- TOWN/AIRPORT TRANSITION

- Services Support / Human Services Facilities
  - Future Group Home
  - Government Service Support Site
  - Group Home / Apartment
  - Senior Center / MH Center
  - Shenandoah Office Building
  - Libraries
  - Area Agency on Aging Sites
  - Community Centers
- Fire / Rescue Stations
  - Fire
  - Rescue
  - Desired locations for Fire and Rescue Stations
- Solid Waste Management Facility
- Recycling Drop Off Centers
- County Public Facilities Sites
- Parks
  - Owned by County
  - Owned by Other

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COUNTY OF LOUDOUN  
MEMORANDUM  
DEPARTMENT OF BUILDING AND DEVELOPMENT

OCT 20 2008

**DATE:** October 20, 2008  
**TO:** Rodion Iwanczuk, Project Manager, Department of Planning  
**FROM:** Theresa M. Stein, Planner, Zoning Administration *(TMS)*  
**CASE NUMBER AND NAME:** CMPT 2008-0017, LCPS Field Farm, HS3  
**TAX/MAP PARCEL NUMBER:** /35/////21-2/, /35/////21-2  
**MCPI:** 522-29-5928-0001, 522-29-5928-002

The application is to request a commission permit for a 262,000 square foot high school and associated fields and accessory buildings, identified as HS-3, Fields Farm, by Loudoun County Public Schools (LCPS). A special exception for a high school on the site (SPEX 2006-0022) was approved in June of 2007 with conditions, and subsequent to SPEX approval, a site plan (STPL 2006-0081) was conditionally approved. The Zoning Administrator made a determination, dated June 22, 2006, that a commission permit was not necessary in that a public high school was a feature shown on the Loudoun County Comprehensive Plan. However, in a September 12, 2008 Virginia Supreme Court decision based upon an appeal by the Town of Purcellville, the Court determined that the high school was "not a feature shown" on the Comprehensive Plan, and therefore, a commission permit is required.

Zoning staff has reviewed the commission permit in accordance with Section 6-1100, and provides the following comments:

1. Section 6-1103(A) states that the feature for which approval is being sought, must substantially conform to the Comprehensive Plan. Staff defers to the Planning Department for comment.
2. The proposed CMPT conforms to the approved special exception plat.
3. Revise General Note 15 to state that it is subject to STPL 2006-0081, not STPL 2006-0018.
4. Revise General Note 7 to include the remaining SPEX condition language regarding lighting.

ATTACHMENT 1b

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**From:** Martha Semmes  
**To:** Iwanczuk, Rodion  
**CC:** MKGLAW@aol.com  
**Date:** 11/7/2008 2:56 PM  
**Subject:** Re: draft "review" comment for HS-3 CMPT

Rody,

Please revise as below (changes in italics):

"The Town of Purcellville is reviewing the *commission* permit application for the proposed high school on the Fields Farm property. Their review is focused upon *conformance of the proposed high school with PUGAMP policies, including adequacy of the H-S 3 traffic study and proposed transportation improvements to support the proposed high school*, and whether the proposed water and wastewater utility systems conform with PUGAMP policies concerning *communal and alternative wastewater treatment* systems. *Detailed* comments will be available prior to the Planning Commission public hearing."

Thanks, Martha

Martha Mason Semmes, AICP, CZA  
Director of Planning & Zoning  
Town of Purcellville  
130 E. Main St  
Purcellville VA 20132  
540-338-2304

>>> Rodion Iwanczuk 11/7/2008 1:35 PM >>>

Hi Martha,

Okay, let me give this a shot...please let me know what if anything ought to be changed. Thx, Rody

"The Town of Purcellville is reviewing the application for the proposed high school on the Fields Farm property. Their review is focused upon adequacy of transportation facilities in the vicinity of Purcellville and whether the proposed water and wastewater utility systems conform with PUGAMP policies concerning alternative wastewater systems and also communal utilities. Additional comments will be available prior to the Planning Commission public hearing."

Rodion Iwanczuk, Senior Planner  
Community Information and Outreach  
Loudoun County Dept. of Planning  
1 Harrison Street, 3rd Floor, MS62  
PO Box 7000  
Leesburg, VA 20177-7000  
Tel: (703) 777-0246 Fax: (703) 777-0441

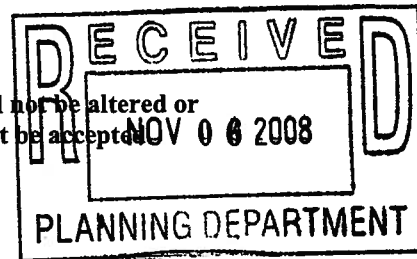
ATTACHMENT 1C

A9

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Important! The adopted Affidavit and Reaffirmation of Affidavit forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.

### REAFFIRMATION OF AFFIDAVIT



In reference to the Affidavit dated September 17, 2008 for the application of  
(enter date of affidavit)

Loudoun County School Board

(enter name(s) of applicant(s))

in Application Number(s): CMPT 2008-0017, HS-3, High School at Fields Farm Property  
(enter application number(s))

I, Sara Howard-O'Brien, do hereby state that I am an

(check one) ☒ applicant (must be listed in Paragraph B of the above-described affidavit)  
☐ applicant's authorized agent (must be listed in Paragraph B of the above-described affidavit)

and that to the best of my knowledge and belief, the following information is true:

(check one) ☒ I have reviewed the above-described affidavit, and the information contained therein is true and complete as of November 6, 2008  
(enter today's date)

☐ I have reviewed the above-described affidavit, and I am submitting a new affidavit which includes changes, deletions or supplemental information to those paragraphs of the above-described affidavit indicated below:

(Check if applicable)

☐ Paragraph B-1

☐ Paragraph C-1

☐ Paragraph B-2

☐ Paragraph C-2

☐ Paragraph B-3

☐ Paragraph C-3

WITNESS the following signature:

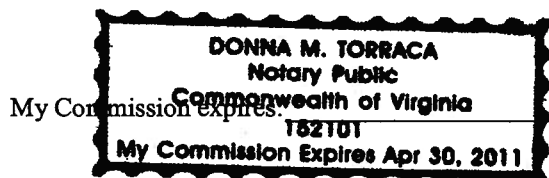
(check one)

Sara Howard-O'Brien  
☒ applicant ☐ applicant's authorized agent

Sara Howard-O'Brien, AICP, Land Management Supervisor

(Type or print first name, middle initial, last name and title of signee)

Subscribed and sworn to before me this 6 day of Nov, 2008  
in the State/Commonwealth of Virginia, County/City of Loudoun.



Donna M. Torraca  
Notary Public

G:\Planning and Legislative Services\Fields Farm HS\Disclosure - CMPT - Nov. 6.doc

**Important! The adopted Affidavit and Reaffirmation of Affidavit forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.**

**REAFFIRMATION OF AFFIDAVIT**

In reference to the Affidavit dated September 17, 2008 for the application of

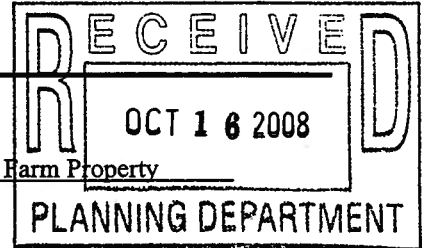
(enter date of affidavit)

Loudoun County School Board

(enter name(s) of applicant(s))

in Application Number(s): CMPT 2008-0017, HS-3. High School at Fields Farm Property

(enter application number(s))



I, Sara Howard-O'Brien, do hereby state that I am an

(check one) ☒ applicant (must be listed in Paragraph B of the above-described affidavit)  
☐ applicant's authorized agent (must be listed in Paragraph B of the above-described affidavit)

and that to the best of my knowledge and belief, the following information is true:

(check one) ☒ I have reviewed the above-described affidavit, and the information contained therein is true and complete as of October 16, 2008

(enter today's date)

☐ I have reviewed the above-described affidavit, and I am submitting a new affidavit which includes changes, deletions or supplemental information to those paragraphs of the above-described affidavit indicated below:

(Check if applicable)

☐ Paragraph B-1

☐ Paragraph C-1

☐ Paragraph B-2

☐ Paragraph C-2

☐ Paragraph B-3

☐ Paragraph C-3

WITNESS the following signature:

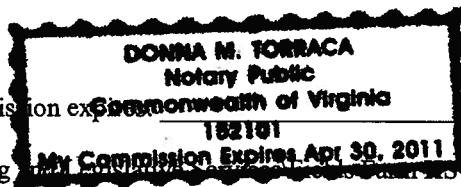
(check one)

Sara Howard-O'Brien  
☒ applicant ☐ applicant's authorized agent

Sara Howard-O'Brien, AICP, Land Management Supervisor

(Type or print first name, middle initial, last name and title of signee)

Subscribed and sworn to before me this 16 day of Oct, 2008,  
in the State/Commonwealth of Virginia, County/City of Loudoun.

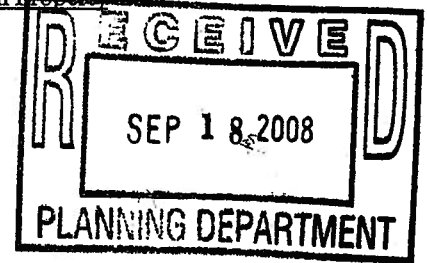


Donna M. Torraca  
Notary Public

My Commission expires

G:\Planning

My Commission Expires Apr 30, 2011  
Disclosure - CMPT - Oct. 16.doc

APPLICATION NUMBER: CMPT 2008-, HS-3, High School at Fields Farm PropertyI, Sara Howard-O'Brien, do hereby state that I am an✓ applicant     applicant's authorized agent listed in Section B.1. belowin application Number(s): CMPT 2008-, HS-3, High School at Fields Farm Property

and that to the best of my knowledge and belief, the following information is true:

**B. MANDATORY DISCLOSURES****1. NAMES AND ADDRESSES OF REAL PARTIES IN INTEREST**

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application\* and if any of the forgoing is a **TRUSTEE\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application. Multiple relationships may be listed together. For multiple parcels, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

PIN	NAME (First, M.I., Last)	ADDRESS (Street, City, State, Zip Code)	RELATIONSHIP (listed in <b>bold</b> , above)
522-29-5928-001	Loudoun County Board of Supervisors Scott K. York, Chairman	1 Harrison St., 5 <sup>th</sup> Floor, PO Box 7000 Leesburg, VA 20177-7000	Owner
522-29-5928-002	Loudoun County Board of Supervisors Scott K. York, Chairman	1 Harrison St., 5 <sup>th</sup> Floor, PO Box 7000 Leesburg, VA 20177-7000	Owner
	Loudoun County School Board Attn: Sam C. Adamo	21000 Education Court, 2 <sup>nd</sup> Floor Planning Department Ashburn, VA 20148	Applicant
	Timmons Group William Vest, Timothy Doody,	1001 Boulders Parkway, Suite 300 Richmond, VA 23225	Agent

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

     Real Parties of Interest information is continued on an additional copy of page B-1If multiple copies of this page are provided please indicate Page   1   of   1   pages.

APPLICATION NUMBER: CMPT 2008- HS-3, High School at Fields Farm Property**2. NAMES OF CORPORATION SHAREHOLDERS**

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

**Timmons Group, 1001 Boulders Parkway, Suite 300, Richmond, VA 23225**

Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*☐ *There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.*☐ *There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.*☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Lowell D. Ballard	Mark S. Farnsworth
Brian F. Bortell	Christopher W. Gerecke
Christopher S. Brown	Andrew P. Gould
James H. Christian	Gene W. Hatcher
James L. Covington	Joseph C. Hines
Brian V. Crutchfield	Stephen D. Hostetler
Timothy M. Davey	Derrick A. Johnson
Christopher R. Dodson	Christopher M. Kiefer
Timothy S. Doody	David E. Lucado
Michael D. Dunevant	Bruce E. McCloy

Names of Officers and Directors (first name, middle initial and last name &amp; title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
David E. Lucado	Chairman of the Board
Brian F. Bortell	President and COO
Paul Trapp	Corporate Secretary
Ed Darr	Treasurer
John Webb	Vice President, NC Surveying
Tim Davey	Vice President, NC Engineering

Check if applicable:

☐ Additional shareholder information is continued on an additional copy of *page B-2*If multiple copies of this page are provided please indicate Page 1 of 1 pages.



APPLICATION NUMBER: CMPT 2008- , HS-3, High School at Fields Farm Property**3. PARTNERSHIP INFORMATION** *N/A*

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address (complete name, street address, city, state, zip)

     (check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)

Check if applicable:

     Additional Partnership information is included on an additional copy of page B-3.

**4. One of the following options must be checked**

     In addition to the names listed in paragraphs B. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, and beneficiary of a trust) 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

     Other than the names listed in B. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, and beneficiary of a trust) 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

     Additional information for Item B. 3. is included on an additional copy of page B-3.

If multiple copies of this page are provided please indicate Page 1 of 1 pages.

APPLICATION NUMBER: CMPT 2008-, HS-3, High School at Fields Farm Property**C. VOLUNTARY DISCLOSURE**

1. That no member of the Loudoun County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or though an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (If none, so state).

2. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household and family, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 1% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$100 or more, singularly or in the aggregate with any of those listed in Section B, above.

EXCEPT AS FOLLOWS: (If none, so state).

3. The following constitutes a listing of names and addresses of all real parties in interest in the real estate which is the subject of this application, including the names and addresses of all persons who hold a beneficial interest in the subject property, who have, within five years of the application date, contributed, by gift or donation, more than one hundred dollars to any current member of the Board of Supervisors:

NAME (First, M.I., Last)	ADDRESS (Street, City, State, Zip Code)

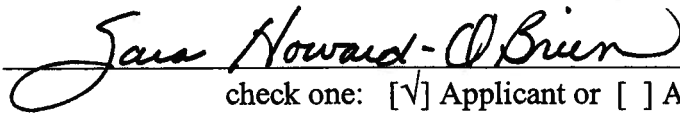
\_\_\_ Additional County-Official information for Item C is included on an additional page C-1.

If multiple copies of this page are provided please indicate Page 1 of 1 pages.

APPLICATION NUMBER: CMPT 2008- HS-3, High School at Fields Farm Property**D.**

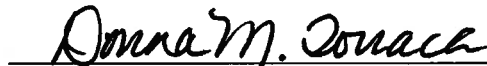
That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Section C. above, that arise on or after the date of this application.

WITNESS the following signature:

check one: ☒ Applicant or ☐ Applicant's Authorized Agent

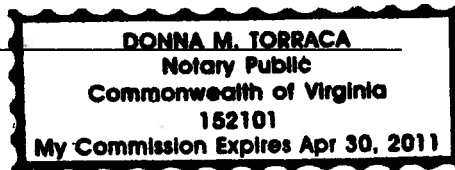
Sara Howard-O'Brien, LAND MANAGEMENT SUPERVISOR  
(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 17 day of September 2008, in  
the State/Commonwealth of Virginia, in the County/City of Loudoun.



Notary Public

My Commission Expires:



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**Loudoun County Public Schools**  
**Commission Permit Statement of Justification**  
**Western Loudoun County High School (HS-3)**  
**Fields Farm Property**  
**September 18, 2008**

**PROPOSAL:**

The Loudoun County Public Schools (LCPS) seeks a commission permit for a High School (HS-3) on the Fields Farm Property, MCPI 522-29-5928-001 and 522-29-5928-002, located on Route 711, Alder School Road, north of Purcellville and the Route 7 Bypass, between Route 690, Hillsboro Road, and Route 611, Purcellville Road. The 230.57 acre Property is primarily zoned JLMA-3, Joint Land Management Area, 1 dwelling unit per 3 acres, (227.94 acres) and M-1, Limited Industrial (2.63 acres within the Town of Purcellville). The proposed High School is to be located on approximately 145.75 acres of the Fields Farm Property within the JLMA-3 District. School use is permitted in the JLMA-3 District subject to approval of a special exception and commission permit. The Loudoun County Board of Supervisors approved SPEX 2006-0022 on June 5, 2007.

The Fields Farm Property is owned by the Loudoun County Board of Supervisors and is located in the Joint Land Management Area (JLMA or Urban Growth Area) adjacent to the Town of Purcellville. Mountain View Elementary School is located in the northwest portion of the Fields Farm Property. A Special Exception (SPEX 2004-0009) has also been approved to construct the Upper Loudoun Youth Football League Recreational Facilities on the southern portion of the Property (south of the future collector road). The High School is proposed to be located on the remaining portion of the land. The High School will be approximately 262,000 square feet in size with a capacity design for 1,600 students. There are additional facilities associated with the High School including the High School football stadium, concession stands, ticket booths, storage buildings, the field house, baseball dugout and various athletic fields. It is desired to construct and open HS-3 as soon as possible.

**COMMISSION PERMIT FACTORS FOR CONSIDERATION:**

**Section 6-1100 of the Zoning Ordinance outlines the County requirements for a Commission Permit. Specifically, the purpose of the Commission Permit is to determine if the proposed use is substantially in accord with the adopted Comprehensive Plan.**

The proposed High School site and use is consistent with the Comprehensive Plan. The Fields Farm Property is located in the Joint Land Management Area adjacent to the Town of Purcellville and, as such, is guided by the policies of the Purcellville Urban Growth Area Management Plan (PUGAMP), 1995, as amended. Environmental policies from Chapter 5 and Towns policies from Chapter 9 of the Revised General Plan (the RGP) also apply. Additionally,

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policies of the Loudoun County Bicycle and Pedestrian Mobility Master Plan (Bike/Ped Plan) are applicable.

PUGAMP designates the Property for low density residential use. The policies of PUGAMP recognize that there will be a need for additional schools and state that The Town of Purcellville will generally be the preferred location for new public facilities unless a suitable site is not available in the Town (Policy #2 under Public Facility and Services Policies). Figure 10 in PUGAMP is an illustrative map that depicts the existing schools and the general vicinity in which proposed schools may be located within the Urban Growth Area. Figure 10 depicts a new high school north of the Town. Since the adoption of PUGAMP, subdivisions have been built north of Route 7 in the general area where the symbol was depicted for the new high school. The text also recognizes the need to re-evaluate school needs and the preferred school locations. The policies recognize the school need and the potential to adjust the general location. In sum, the proposed High School at the Fields Farm Property is consistent with PUGAMP.

PUGAMP also documents the historical role the Town of Purcellville has played as the cultural and commercial hub of the surrounding farm community. Because of its central location, Purcellville is the home to a variety of public facilities that serve the western Loudoun region, including schools. PUGAMP provides that the Purcellville area is to be provided with a full complement of public facilities and services to serve the growing population (PUGAMP, Policy No. 3, p. 22). The proposed High School at the Fields Farm Property will be centrally located to serve the western Loudoun student population and will fulfill the anticipated public service need identified in PUGAMP. It is noted that the County purchased the Fields Farm Property in 2000 for the purpose of developing the 230 acre site with public facilities. The Fields Farm Property is identified in the County's RGP as a public facility site. The RGP policies encourage the development of public facilities in the Towns or the JLMA's (RGP, Policy 1, p.9-8). Revisions to PUGAMP are pending. It is also noted that the Draft PUGAMP depicts the Fields Farm Property as a location for public facilities.

PUGAMP identifies central water and sewer service as the preferred method of utility service but does not preclude individual systems. The proposed use is to be served by on-site water and wastewater systems that meet County and State requirements.

PUGAMP recognizes the County's Comprehensive Plan policies for the overall strategy for natural resource management. The RGP provides guidelines for development in accord with Conservation Design, including four specific components or groups of the Green Infrastructure that are to be considered in the context of development proposals.



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**Group One/Natural Resource Assets.** The Existing Conditions Plan submitted with this application depicts the natural resource assets of this Property. There are limited moderate and very steep slopes situated on the southern portion of the Property, outside of the Commission Permit area of the proposed High School. Minor floodplain exists on the northern portion of the site along Alder School Road and across the site just below the existing elementary school. The proposed High School facilities will be positioned on both sides of the floodplain with road and trail crossings as depicted on the Commission Permit Plat. Wetlands have been mapped for the Property and are generally situated within or along the floodplain. The wetlands information is included on the Existing Conditions Plan. A 50 foot floodplain conservation buffer has been provided in accord with recommended RGP policies. There is a minor encroachment into the 50 foot buffer with the wastewater system.

Because the Property had been farmed for many years, it is largely open fields with few tree areas situated along the exterior boundaries of the site. A letter from the Virginia Department of Conservation and Recreation states that no natural heritage resources have been documented in the project area. To ensure the absence of any rare and endangered species, an evaluation was conducted by Wetlands Studies and Solutions (WSSI). The June 19, 2006, report found that no endangered or threatened species, rare plant species, or rare plant communities were observed and that there is low probability that any endangered or threatened species are present within the study area. A copy of the WSSI report is on file with the County (SPEX 2006-0022). The Property is not adjacent to any scenic rivers, does not possess limestone conglomerate area or any known mineral resources. No adverse impact to groundwater is anticipated.

The High School facilities layout has been designed to minimize impacts to the natural resource areas of the site. Development will be accomplished in accord with the County regulations and development standards.

**Group Two/Heritage Resource Assets.** A Phase I Archeological Investigation was conducted on the Fields Farm by Thunderbird Archeology in June of 2006. The Phase I study identified Site 44LD1393 located in the central portion of the Fields Farm Property within the boundaries of the previously identified Virginia Department of Historic Resources (VDHR) resource 053-5596 (the abandoned farm complex). The archeological site was concentrated in the vicinity of the two older buildings in the northern portion of 053-5596. Because the archaeological site had the potential to provide information related to the 19<sup>th</sup> century lifeways of rural western Loudoun County, a Phase II study was recommended.

On July 19, 2006, History Matters, LLC conducted a reconnaissance-level survey of the existing farm structures. This report was submitted to the Virginia Department of Historic Resources (VDHR). Based on the survey, History Matters concluded that the farm complex no longer

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retains its physical integrity.

VDHR reviewed the Phase I Investigation Report and the 2006 reconnaissance-level survey of the existing farm structures. VDHR recommended that Site 44LD1393 should either be avoided or subjected to a Phase II evaluation if avoidance is not feasible. With regard to the reconnaissance-level survey for the farm building complex VDHR concurred with the consultant's recommendation that the farm building deterioration render it unlikely that the resource would be considered eligible for inclusion in the National Register. No further investigation of the farm building complex was recommended.

In October of 2006, a Phase II Archaeological Evaluation was conducted on Site 44LD1393 by Thunderbird Archeology. The investigation found that almost all of the artifacts were recovered from disturbed contexts. The site is not considered to be eligible for listing on the National Register of Historic Places and no further archeological work is recommended.

Copies of the Phase I, Phase II, the 2006 reconnaissance-level survey of the existing farm structures and the VDHR letter of September 6, 2006 are on file with the County (Reference SPEX 2006-0022).

**Group Three/Open Space Assets.** The development of this Property for a High School will include substantial open space assets. The RGP recognizes public school sites as an element of the County's Green Infrastructure system. Facilities provided at the High School site will afford active recreational opportunities for the community. In this particular situation, there will be significant co-located recreational facilities and opportunities on the Fields Farm Property with the existing elementary school, the planned ULYFL facilities and the proposed High School.

**Group Four/Complementary Elements.** Development will comply with the County's standards for air quality, light and noise. No adverse impacts are anticipated. The High School stadium has been positioned to setback from the Property boundary to comply with lighting and noise standards and buffering will be provided in accord with County requirements. To the east of the Fields Farm Property is an existing floodplain which provides a natural separation between the School recreational facilities and the residential properties. It is also proposed to enhance the buffering requirements to provide evergreen buffers east of the proposed stadium and the residential properties to the east and between the active recreation areas and the residential out parcel located on Route 711.

Consistent with similarly situated school facilities, LCPS has provided a note on the Commission Permit Plan which provides for:

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*Site building and parking lot lighting shall be designed and constructed with cut-off and fully shielded fixtures so that the light will be directed inward and downward toward the interior of the property, away from adjacent streets and properties. Parking lot lighting shall be turned off within one hour following evening activities and no later than 11 p.m. Athletic field lighting shall also be directed inward and downward toward the fields. Athletic field lighting will incorporate a reflector technology system that directs light onto the field, minimizes glare and spillage, and reduces energy and maintenance costs.*

*The public address system shall be limited to the stadium/track and the high school softball and baseball fields. The public address system shall not be used beyond 11 p.m.*

The County's Bike/Ped Plan policies encourage land development applications to provide off-street bicycle and pedestrian circulation and pathway systems. The proposed School design incorporates a detailed trail and sidewalk plan to facilitate non-vehicular traffic.

In summary, the proposed High School site is consistent with the adopted comprehensive plan policies and will meet a critical public service need. PUGAMP anticipates the need for additional schools, such as the proposed High School, in the Urban Growth Area/JLMA.

## **SUPPLEMENTAL INFORMATION**

**The following matters were reviewed in depth as a part of the Special Exception review process and are outlined here for background information.**

### **Fire Safety:**

The proposed High School will be constructed to meet required building safety codes, including the provision of a sprinkler system. Fire protection services will be provided by the volunteer fire companies serving the area. Access to the School is proposed via Alder School Road, with a shared access with the existing elementary school. It is proposed to also have an alternate emergency access either from the existing driveway on Alder School Road or through the future ULYFL site.

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**Noise:**

The primary noises associated with the School facility will be generated from the picking up and dropping off of students and from outside sports activities. The primary physical education (PE) fields are located to the south of the school. All of the PE fields are significantly separated (250+ feet) from the adjacent residential areas. The stadium and additional softball/baseball and soccer fields are located on the northern portion of the site between the elementary school to the west and the (off site) existing floodplain to the east. The closest residential home is situated along Alder School Road to the north and west of the athletic fields. An enhanced evergreen buffer is proposed along the boundaries to this existing home and along the eastern property boundary to the east of the proposed stadium.

**Lighting:**

Lighting of the School facilities is accomplished to provide visibility in the parking lot and around the immediate School building for safety and security purposes. The High School softball and baseball playing fields as well as the stadium will be lighted. As noted previously, building lights will be cutoff and fully shielded lighting fixtures, directed inward and downward toward the interior of the Property. The lighted playing fields and stadium will be positioned and buffered to ensure lighting will not adversely impact surrounding properties. In addition, the athletic field lighting will incorporate a reflector technology system that directs light onto the field, minimizes glare and spillage, and reduces energy and maintenance costs.

**Compatibility with Existing and Proposed Uses:**

The subject Property is presently utilized for school purposes and is approved for a recreational facility. The addition of the High School is a logical extension of these existing community public service uses. The area surrounding the Fields Farm Property is in large lot residential use. The layout of the site coupled with existing natural features will ensure compatibility with the surrounding uses. In addition to the existing natural features and the proposed site layout, the proposed Commission Permit plan complies with the zoning development standards including landscape buffers along all Property boundaries. It is proposed to enhance the buffering requirements to provide evergreen buffers east of the proposed stadium to buffer the residential properties to the east and between the active recreation areas and the residential out parcel located on Route 711. More specifically, the required Type II landscape buffer (2 canopy trees, 3 understory trees, and 8 shrubs per 100 linear feet) will be enhanced with a 15 foot evergreen tree buffer (6 trees per 100 linear feet, trees to be 6-8 feet in height at planting) to provide a buffer that is a total of 30 feet in width. The stadium is provided with an increased setback and

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is further separated from properties to the east by the existing off-site floodplain. Lighting for the Property will also be designed to minimize any impact to adjacent properties. School facilities are traditionally constructed in residential areas because they serve residential communities and are considered to be a compatible use.

**Landscaping, Screening and Buffering:**

A Type 2 buffer will be provided along the Property boundaries. In addition, an evergreen buffer is proposed east of the stadium (between the stadium and the residential properties to the east) and along the side and rear boundaries of the residential out-parcel that is situated on Route 711. Please reference the accompanying Commission Permit Plat and the Compatibility section above.

**Natural Features:**

The natural features of the site will be altered as a result of school site construction. The layout has taken into consideration the natural features including the minor floodplain and wetland areas. The RGP recommended 50 foot floodplain conservation buffer has been provided, with the noted minor encroachment. Phase I and Phase II archaeological studies have been conducted on the Property. There are no resources that are considered to be eligible for listing on the National Register of Historic Places and no further archeological work is recommended.

No adverse impacts to environmentally sensitive land, rare or endangered plant/animal species habitat, and water or air quality are anticipated. Review by the State Department of Conservation and Recreation found no documented natural heritage resources in the project area and the rare and endangered species survey conducted on the Property found no species and low probability for occurrence.

**Public Welfare and Convenience:**

The proposed High School at the specified location will contribute to the welfare and convenience of the public. The proposed School will serve a large area of Western Loudoun; however, the majority of the student population is situated along the Route 7 corridor. Placing the School at Fields Farm will provide for a convenient location to the student population. Its proximity to Harmony Intermediate will also afford a good transportation service between the schools.

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### **Transportation:**

A detailed traffic analysis has been prepared for the proposed 1600 student capacity High School. The traffic study scoping was established in conjunction with the Loudoun County Office of Transportation and the Town of Purcellville. The study analyzed the existing and projected future traffic conditions, specifically for 19 intersections within the study area. The proposed School is to be located on Allder School Road, east of Route 690 and will share an entrance with Mountain View Elementary School. Given the start and end times for the elementary and High School, the traffic flows for the schools will not overlap.

The Traffic Analysis is on file with the County (SPEX 2006-0022). The Special Exception approved for the High School includes specific transportation improvements to serve the proposed use.

A pedestrian plan is included in the Commission Permit Plat. This plan illustrates the proposed internal pedestrian network and depicts the connection to the Upper Loudoun Youth Football League (ULYFL) pedestrian system.

School bus service will, of course, be provided to the School. The existing western Loudoun Valley High School is presently served by approximately 80 buses. With the pairing of middle and high schools and the addition of this (HS-3) High School at Fields Farm, it is projected that the new School will be served by approximately 40 buses. Essentially, the western Loudoun student population will be split between the two High School facilities.

### **Police and Fire Service:**

Police protection and fire and rescue service will be provided through the County and the volunteer fire and rescue companies.

### **Groundwater Supply:**

As a part of development, good engineering practices will be implemented. No adverse impact to groundwater supply is anticipated. Preliminary (September 8, 2006) and Final (February 21, 2007) Hydrogeologic Evaluations were prepared for the Fields Farm Property by Triad Engineering, Inc. These reports provided an assessment of the site's groundwater quantity and quality and provided information relative to water needs for the existing and proposed uses in relation to potential groundwater recharge, existing groundwater quality, and potential risks to groundwater quality and quantity.



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A water budget was developed for the site by comparing the anticipated annual groundwater withdrawal to an estimated annual groundwater recharge. Groundwater drawdown and recovery tests were conducted on January 5-7, 2007 as required by the County and State Health Departments. The results found that there is an adequate water supply for the proposed use. The Hydrogeologic Reports are on file with the County (Reference SPEX 2006-0022).

Phase I and II Environmental Site Assessments were completed for the site by Earth Tech in June and September of 2000. Triad completed an updated Phase I dated July 24, 2006. Identified site conditions of concern have been addressed. Existing septic systems (2) and a pit privy associated with the on-site residences will be properly abandoned in accord with Health Department requirements. The Health Department has issued the necessary permits for the abandonment of the existing wastewater systems and wells (that served the farm house).

**Structural Soil Capacity:**

Soil analysis and construction in compliance with the findings and recommendations of the soils investigation required at site plan stage will ensure that adequate structural capacity is maintained for the proposed use.

**Economic Development and Employment:**

The availability of an excellent education system and adequate facilities will promote the location of businesses to Loudoun County, thereby positively influencing employment opportunities and economic activity. In addition, the High School will provide approximately 200 jobs.

**On and Off Site Infrastructure:**

Adequate infrastructure is available to serve the proposed School use. On site water and waste water facilities will be constructed to serve the use in accord with State and County requirements. Other utilities such as electricity and phone are presently on site. The area roadway system will provide good access.

**Construction Traffic:**

The Fields Farm Property has access from Alder School Road via Route 690 and Route 611. Construction traffic would travel on these roadways and not go through interior neighborhood streets. The residential properties in the area are typically large lot and for the most part, homes are set back from the road. The project would adhere to all regulations set forth in the Virginia

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Erosion and Sediment Control Handbook with special attention to be given to regulation VR625-02-00, minimum standard 17 relating to keeping public roads clean (keeping dirt and tracking off the roads). Loudoun County Public Schools will work with our contractors to minimize heavy construction traffic during peak traffic periods and request that significant deliveries arrive prior to or after the peak school bus routing times.

**SUMMARY:**

The proposed High School on the Fields Farm Property is substantially in accord with the adopted comprehensive plan. Favorable consideration of this Commission Permit is respectfully requested.